You can use the Planning Portal to find the correct email address for your local planning authority.

www.planningportal.gov.uk/localauthoritysearch

H13-0625-15

09 JUL 2015

Prior Approval of Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), and for Associated Operational Development*

Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development) Order 1995 (as amended)

*Development is not permitted where the proposed change of use would result in more than 3 dwellinghouses that have a cumulative floor space of more than 450 square metres being created within an "established agricultural unit" (which means agricultural land occupied as a unit for the purposes of agriculture on or before 20 March 2013, or for ten years before the date the proposed development will begin). Development is not permitted where the building is listed, the site is or contains a scheduled monument, is located on Article 1(5) land, or in a site of special scientific interest, a safety hazard area or a military explosives storage area.

FILE COPY

Publication of notifications on planning authority websites

Please note that the information provided on this notification and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please note: you need to download the form to complete it electronically. Please complete using block capitals and black ink if sending by post.

1. Developer Name and Address

Title:	
First name:	
Last name:	MR & Mrs P Verey & Mrs C Lewsey
Company (optional):	c/o Longstaff & Co
Unit:	
House number:	
House suffix:	
House name:	
Address 1:	New Road
Address 2:	
Address 3:	
Town:	Spalding
County:	Lincs
Country:	
Postcode:	PE11 1BS

2. Agent Name and Address

Title:	
First name:	John
Last name:	Cooper
Company (optional):	Cooper Architectural Design Ltd
Unit:	
House number:	90
House suffix:	
House name:	
Address 1:	Winsover Road
Address 2:	
Address 3:	
Town:	Spalding
County:	Lincs
Country:	
Postcode:	PE11 1HA

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Building number:		Building suffix:	
Building name:					
Address 1:	Church Lane				
Address 2:					
Address 3:					
Town:	Moulton				
County:	Lincs				
Postcode:	PE12 6NP				

4. Description of proposal

If the building was not in use immediately before 20th March 2013, what date was it last in use? (DD/MM/YY)

What was the use of the building immediately before 20th March 2013 or the last use before that date?

Part brick, part asbestos barns for storage of agricultural implements

If the building was brought into use after the 20th March 2013, what date was it brought into use? (DD/MM/YY)

Please provide details of its use since it was brought into use:

Is the site currently occupied under an agricultural tenancy agreement? Yes ☐ No ☒

If yes, I/we confirm that both parties to that agreement have consented to the change of use: ☐

Please attach written confirmation from the landlord and tenant confirming they both agree to the change of use.

Has an agricultural tenancy agreement been terminated in the year before development is proposed to begin for the purpose of carrying out the change of use? Yes ☐ No ☒

If yes, I/we confirm that both parties have agreed that the site is no longer required for agricultural use: ☐

Please attach written confirmation from the landlord and tenant confirming they both agree that the site is no longer required for agricultural use.

What is the total number of proposed dwellinghouses that will be developed within the established agricultural unit (*including the number of dwellinghouses already developed under Class MB of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995, as amended by SI 2014/564)*? one

Please specify (*including any floor space that has already changed use to a dwellinghouse under Class MB of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995, as amended by SI 2014/564)*:

The cumulative floor area of building which is proposed to change use:	95.0 sq.m.
The cumulative area of land within its curtilage which is proposed to change use:	0.47Ha.

4. Description of proposal (Continued)

Please describe the proposed development, including relevant information on the siting and location of the building:

This is a Prior Notification application as follows:
The proposal is to change the use of an existing part Brick part Asbestos agricultural Barn to a single residential property and to upgrade and renovate accordingly.
All asbestos cladding material will be removed in accordance with current Health & Safety guidelines.

Please give any relevant information on transport and highways, noise, contamination and flooding risks on site. A flood risk assessment should be provided with the application in Flood Zones 2 and 3, and in Flood Zone 1 where an area which has critical drainage problems has been notified to the Local Planning Authority by the Environment Agency:

Church Lane is well maintained unclassified road and it would be capable of coping with any additional traffic generated by this proposal.
There is a neighboring property to the South which is a reasonable distance away from the site, this proposal will not give rise to any noise contamination.
The site has been in agricultural use since the barns were constructed. The brick portion would appear to be early 20th Century. Any use since then would not be likely to have contaminated any of the surrounding land.
From the South Holland strategic flood risk assessment Flood Zone Map the site would appear to be in Flood Zone 1. The applicant is not aware of any critical drainage problems. The proposal would therefore create no additional risk of Flooding

Please give a description of any exterior alterations which are proposed to the building including information of any intended partial demolition reasonably necessary to carry out these works, work involving the installation or replacement of windows, doors, roofs, exterior walls and work involving the installation or replacement of water, drainage, electricity, gas or other services.

The Brick and Slate roofed section will remain intact with the insertion of new joinery windows in existing openings.
The asbestos clad portion of the barns will have all asbestos materials removed. The roof will be strengthened as required to receive Clay Pantiles. The vertical element will be clad with Treated Timber Weather Boarding on an insulated timber frame structure.

5. Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. Please note that as part of this procedure, if any objections are received the Local Planning Authority may require submission of further information at a later date.

All sections of this notification completed in full, dated and signed (typed signature if sent electronically). ☒

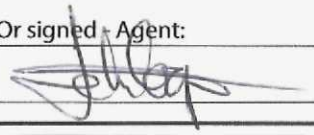
The correct fee. ☒

A plan indicating the site and showing the proposed development. A plan drawn to an identified scale will assist the authority in assessing your development proposal. ☒

Plans can be bought from one of our accredited suppliers using our Buy-a-Plan service (www.planningportal.gov.uk/buyaplan)

6. Declaration

I/we hereby apply for prior approval as described in this notification and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Developer:	Or signed - Agent:	Date (DD/MM/YYYY):	
		26/06/2015	(date cannot be pre-application)

7. Developer Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email Address - If this is given then it will be assumed that the applicant consents to all correspondence being done electronically.

8. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):
	07808125778

Country code:	Fax number (optional):

Email Address - If this is given then it will be assumed that the applicant consents to all correspondence being done electronically.

c.a.d@btconnect.com